



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE January 6, 2006 EFFECTIVE DATE January 20, 2006	CONTACT/PHONE Michael Conger (805) 781-5136	APPLICANT Patrick Considine	FILE NO. DRC2005-00062
SUBJECT Request by Patrick Considine for a Minor Use Permit to waive the distance limitation for a secondary unit and allow the construction of an 800 square foot dwelling to be located approximately 100 feet from the primary dwelling, on a 1.56 acre site. The proposed project is within the Residential Rural land use category and is located at 270 Quarterhorse Way (east side), approximately 100 feet south of Belgian Place, approximately 0.6 miles northeast of the village of Palo Mesa, in the South County planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2005-00062 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on December 2, 2005.			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 075-062-013	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Residential Density, Minimum Site Area, Height, Setbacks <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Arroyo Grande Impact Area, Trees <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on January 20, 2006, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
EXISTING USES: Single Family Residence			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Rural/Single Family Residence East: Residential Rural/Vacant South: Residential Rural/Single Family Residence West: Residential Rural/Single Family Residence			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Nipomo Community Advisory Council, Public Works, Environmental Health, County Parks, CDF/County Fire, City of Arroyo Grande			
TOPOGRAPHY: Level		VEGETATION: Ornamental, grasses, eucalyptus	
PROPOSED SERVICES: Water supply: Community System – Rural Water Company Sewage Disposal: Individual Septic System Fire Protection: CDF / County Fire Department		ACCEPTANCE DATE: November 21, 2005	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

DISCUSSION

LAND USE ORDINANCE STANDARDS:

Permitted Use, Residential Density – Secondary Dwellings are an allowable use in the Residential Rural (RR) land use category, subject to the special use conditions described later in this report.

Property Development Standards – The following table summarizes the applicable general property development and operating standards described in Chapter 10 of the Land Use Ordinance:

Standards	Description	Required	Proposed	Status
Height	Residential Rural	35 feet	15 feet	Meets Standard
Site Area	Single Family Residential (Community Water, Septic)	1,750 sqft	1.56 acres	Meets Standard
Front	Standard Requirement	25 feet	185 feet	Meets Standard
Rear	sites 1 acre or more	30 feet	120 feet	Meets Standard
Side	sites 1 acre or more (rural)	30 feet	30 feet (south)* 140 feet (north)	Conditioned to Meet Standard
Interior	Accessory Building	6 feet	100 feet	Meets Standard

* Site plan shows proposed 25 foot setback from southerly property line. Project is conditioned to meet 30 foot setback requirement.

As proposed and conditioned, the project meets the property development standards of the Land Use Ordinance.

Secondary Dwellings – The following standards apply to secondary residential dwellings:

Accessory Unit Only – A secondary unit shall be accessory to a primary dwelling and shall not be established on a site containing a guesthouse or more than one dwelling unit. The project site contains one primary unit. As proposed and conditioned, the project meets this standard.

Restricted Occupancy – The owner of the site shall agree to occupy one unit on the site as his or her primary residence. Prior to final building inspection, the applicant shall record a notice against the property notifying any subsequent purchaser of this requirement. As proposed and conditioned, the project meets this standard.

Limitation on Location – The proposed secondary dwelling unit is located in the rural South County area (Tract 49), which is not a specified area where secondary dwellings are prohibited.

Minimum Access – The proposed project site has frontage on a County-maintained road.

Minimum Site Area – The minimum site area for parcels served by community water supply and sewage disposal systems is 1,750 square feet. The proposed project site is approximately 1.56 acres.

Maximum Floor Area – The maximum floor area for sites under 2 net acres served by community water and on-site sewage disposal systems is 800 square feet. The proposed secondary unit meets this standard.

Maximum Distance – The Land Use Ordinance limits the distance between the primary and secondary units to 50 feet for sites under 2 net acres served by community water and on-site sewage disposal systems. The applicant has requested a waiver of the standard to allow a distance of 100 feet. This request is discussed in more detail in the “Distance Waiver Request” section of this report.

Design – The secondary unit shall use the same design style as the primary unit. As proposed and conditioned, the project meets this standard.

Parking – One additional off-street parking space shall be provided. The project site has sufficient off-street parking to accommodate this requirement.

PLANNING AREA STANDARDS:

Arroyo Grande Impact Area

The project site is located within the Arroyo Grande Impact Area. The project was referred to the City of Arroyo Grande on October 5, 2005. Community Development Director Rob Strong responded to the referral with a recommendation of denial (attached). The City's recommendation was based on density issues and potential impacts to water, traffic, and public services.

The project is a request for a waiver for distance between the primary and secondary units. Density is discussed in the “Residential Density” portion of this report. The proposed project is consistent with the density standards of the Land Use Ordinance. Staff has visited the site to evaluate potential environmental impacts. Additionally referrals were sent to various departments and agencies to review for potential impacts (i.e. Environmental Health for water and wastewater, Public Works for traffic, etc.). Through this review, no potential for significant impacts to water, traffic, and public services was identified in relation to the requested distance waiver. As a result, a Class 3 (small structures) Categorical Exemption was issued on December 2, 2005.

Tract 49 – Tree Buffer

The existing rows of Eucalyptus shall be maintained along the northerly and southerly boundaries of Tract 49. The project site is located along the easterly boundary of Tract 49, and therefore this standard does not apply. The applicant, however, has sited the proposed secondary dwelling so as not to necessitate the removal of the row of eucalyptus trees on the easterly boundary.

STAFF COMMENTS:

Neighborhood Compatibility:

The area is zoned Residential Rural and consists primarily of parcels ranging in size from 1 to 2 acres. The subdivision, Hidden Village, is primarily developed with newer, large homes. The proposed secondary unit is conditioned to use exterior finish, and roofing materials and colors that are consistent with the primary residence and surrounding neighborhood.

Distance Waiver Request:

The proposed secondary dwelling is located behind the main residence on a level portion of the project site. This location was chosen, as it is an open area without significant vegetation, and would not necessitate the removal of ornamental landscaping. Allowing an increase in the distance between the primary and secondary units from 50 feet to 100 feet will not significantly increase the amount of site disturbance and will not involve any vegetation removal. Further,

drainage and sedimentation and erosion control impacts will not be significantly increased with the additional distance.

POLICY ISSUES:

Staff has historically viewed secondary dwellings as a means to provide lower-income housing for family members or as rental units. When considering distance waiver requests, staff conducts a site visit to evaluate any obvious environmental concerns with regard to vegetation removal and drainage. For this particular project, no significant vegetation is located on the site. With regard to drainage, this project was referred to Public Works for review. They did not indicate any significant concerns.

COMMUNITY ADVISORY COUNCIL COMMENTS:

This project was reviewed by the Nipomo Community Advisory Committee (NCAC) on October 24, 2005. At that time, the NCAC voted 8-3 to recommend denial based on standards adopted by the Secondary Dwelling subcommittee. These standards include limitation on the distance between primary and secondary dwellings to 50 feet on parcels under two net acres.

As proposed and conditioned, with the requested adjustment, the secondary dwelling meets the standards of the Land Use Ordinance. Staff has visited the site and has concluded that the site is able to accommodate the proposed development. The subject site is located along a paved, county-maintained road. Because the site is level, only minimal ground disturbance would be required for the secondary unit. Additionally, the siting of a secondary unit at this location would not cause impacts on any significant biological resources.

AGENCY REVIEW:

Public Works – No comment.

County Parks – As of December 9, 2005, no comments from County Parks were received.

CDF/County Fire – Provided a fire safety letter dated November 22, 2005.

City of Arroyo Grande – See discussion under “Arroyo Grande Impact Area”

APCD – As of December 9, 2005, no comments from APCD were received.

Building Division – No comments.

LEGAL LOT STATUS:

The one existing lot was legally created by a recorded map (COAL 89-074), recorded January 29, 1990 in Book 46 Page 50 of Parcel Maps.

Staff report prepared by Michael Conger and reviewed by James Caruso.

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project consists of the construction of an 800-square foot secondary unit in a residential zone.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the secondary dwelling unit does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the secondary dwelling unit is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Quarterhorse Way, a local road constructed to a level able to handle any additional traffic associated with the project.

Secondary Dwelling Adjustments

- G. Modification of the distance a secondary dwelling can be located from a primary dwelling from 50 feet to allow a secondary dwelling to be located 100 feet from the primary dwelling is justified because there are specific conditions of the site that make the standard unnecessary. These conditions consist of a lack of significant vegetation or drainage swales that could be potentially impacted by the placement of the secondary dwelling further than 50 feet from the primary dwelling.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes a waiver of the distance limitation for a secondary unit to allow the construction of an 800 square foot dwelling to be located approximately 100 feet from the primary dwelling, on a 1.56 acre site.
2. Maximum height is 20 feet from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

3. **At the time of application for construction permits**, the applicant shall submit a revised site plan showing a thirty-foot (30') setback from side property lines for the secondary dwelling unit.
4. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan (with setback revision shown in Condition 3), floor plan, and architectural elevations. The secondary dwelling shall use the same design style as the primary dwelling.
5. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

6. **At the time of application for construction permits**, The applicant shall provide the county Department of Planning and Building with a fire safety plan approved by CDF/County Fire.
7. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project.

Services

8. **At the time of application for construction permits**, the applicant shall provide a final letter from Rural Water Company stating they are willing and able to service the property.
9. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Conditions to be completed prior to issuance of a construction permit

Fees

10. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Owner Occupancy Requirement

11. **Prior to issuance of a construction permit**, the applicant for the second unit shall record a notice against the property notifying any subsequent purchaser that failure to meet this requirement will subject the second unit to abatement by the county pursuant to Chapter 22.74 of this title. No secondary dwelling shall be allowed on the site unless an owner of the site agrees to occupy one unit on the site as his or her primary residence.

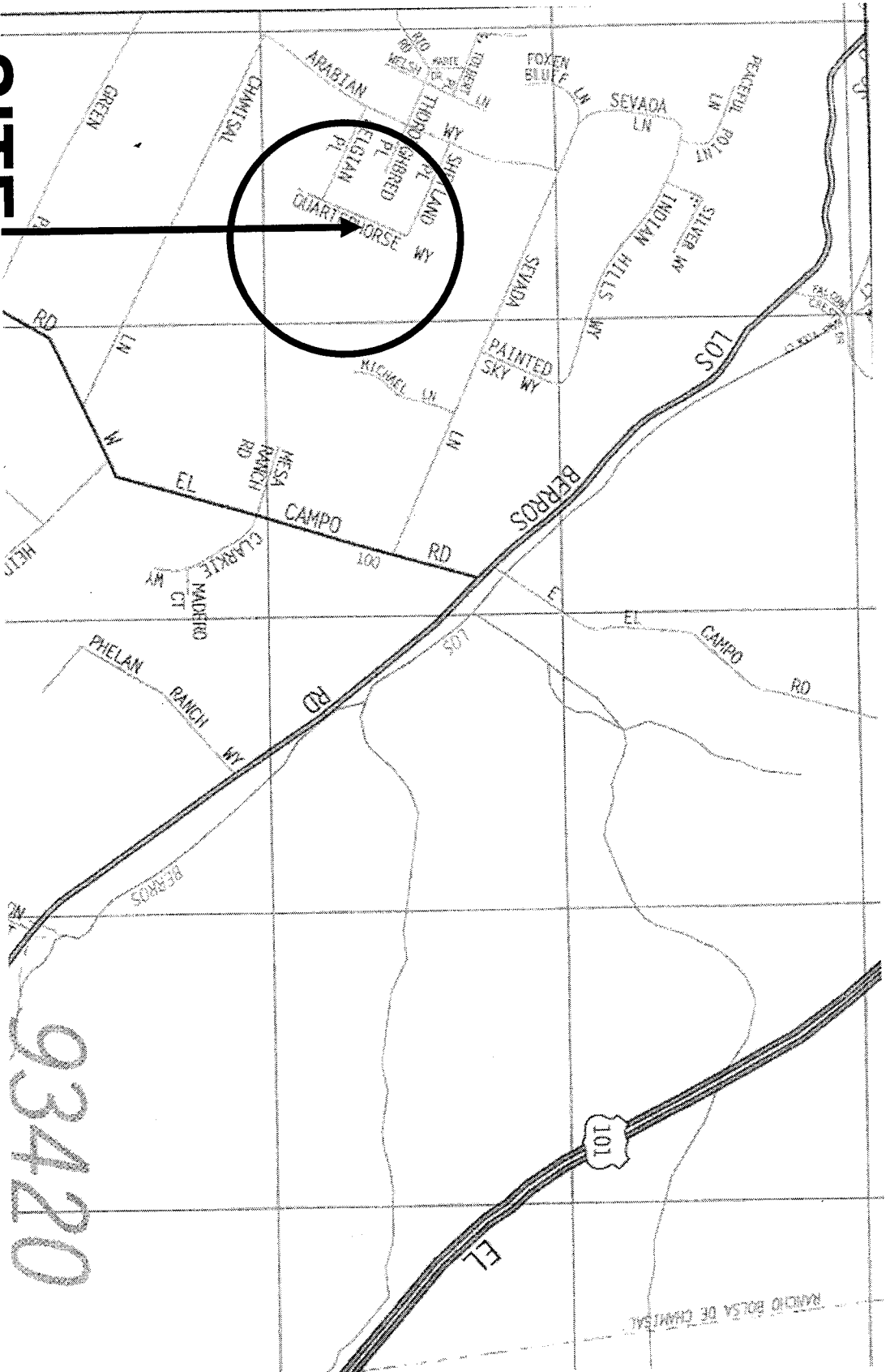
Conditions to be completed prior to occupancy or final building inspection /establishment of the use

12. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
13. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

14. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
15. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

SITE



PROJECT

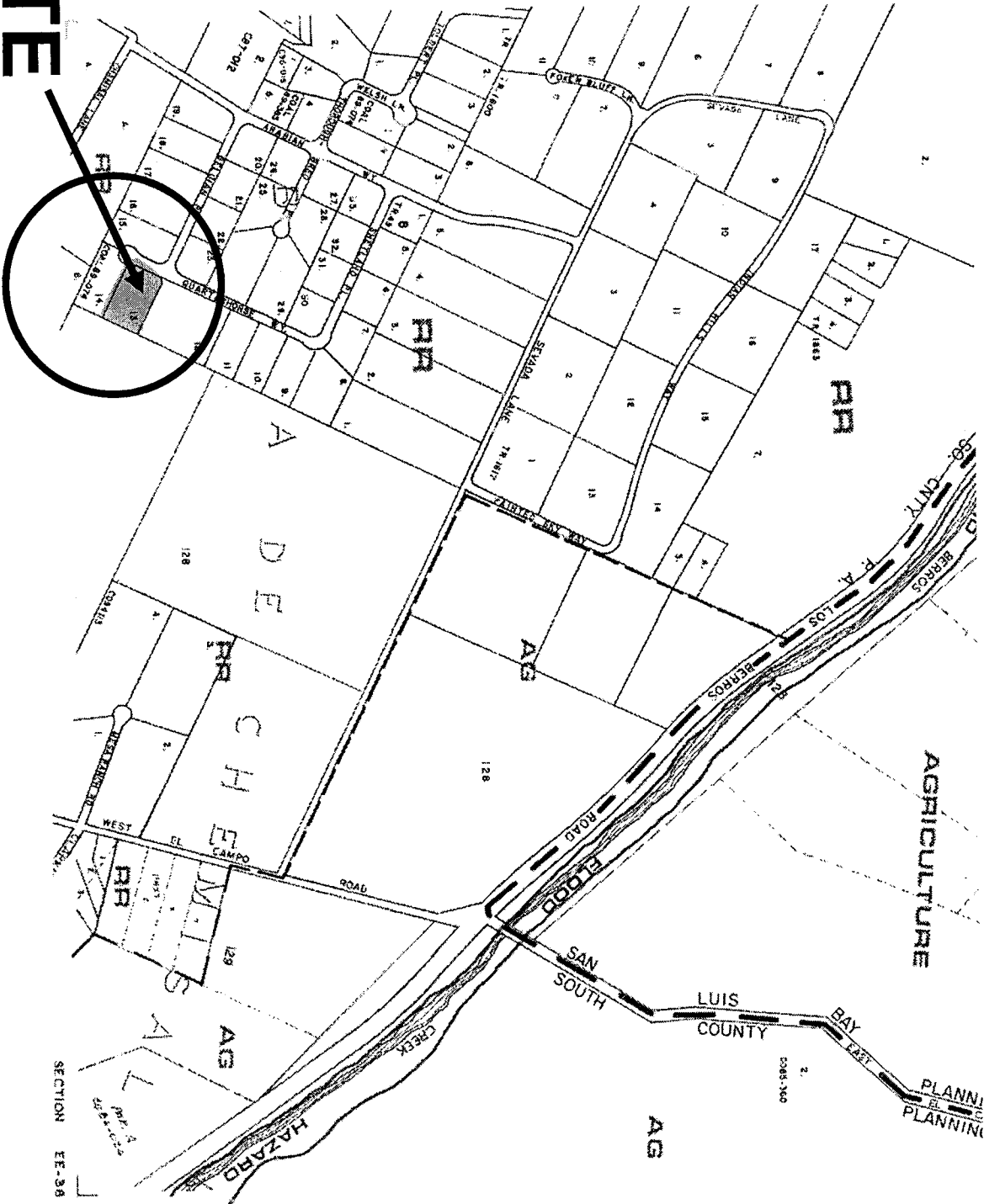
Minor Use Permit
Considine DRC2005-00062



EXHIBIT

Vicinity Map

SITE



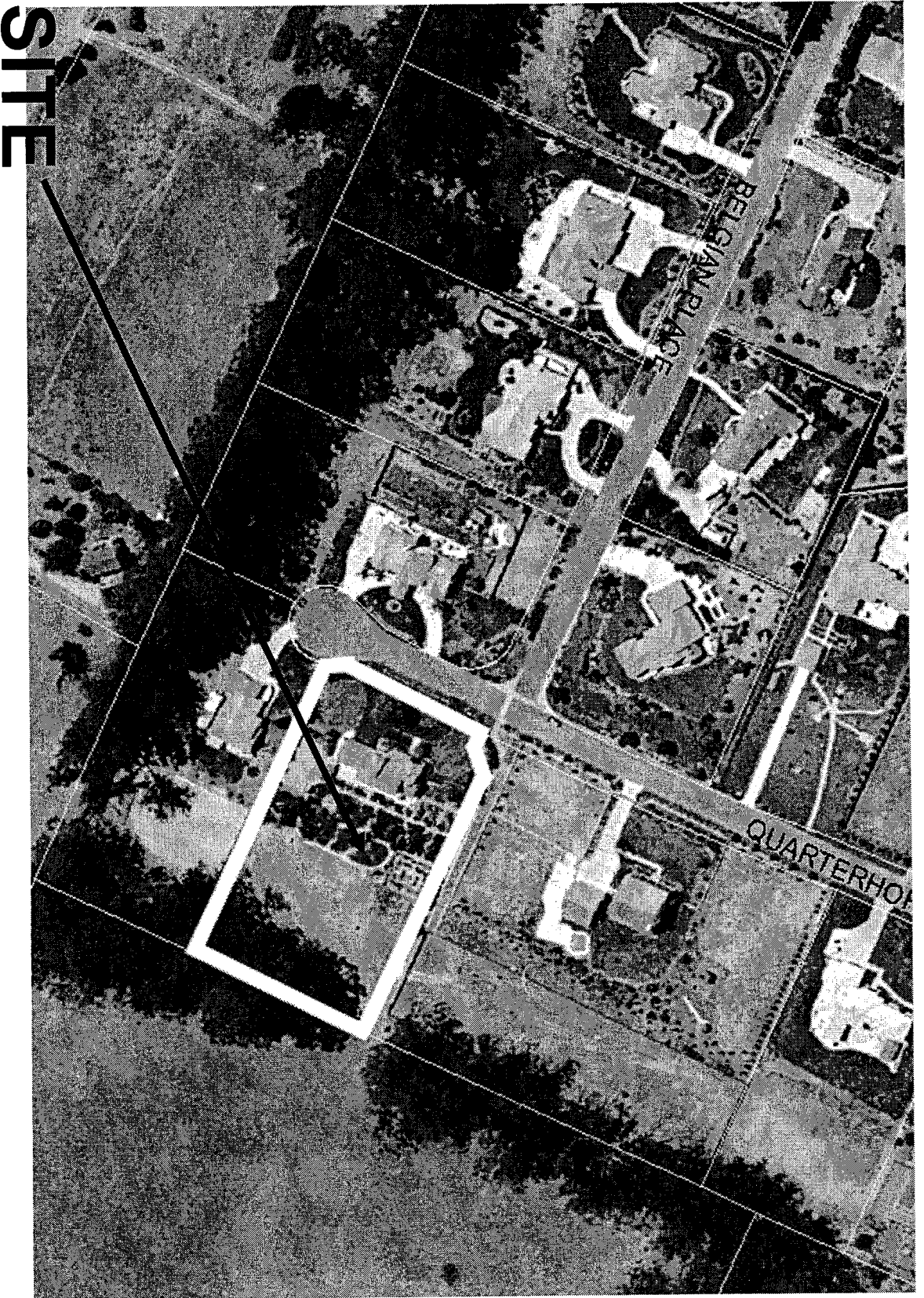
PROJECT

Minor Use Permit
Considine DRC2005-00062



EXHIBIT

Land Use Category



PROJECT

Minor Use Permit
Considine DRC2005-00062



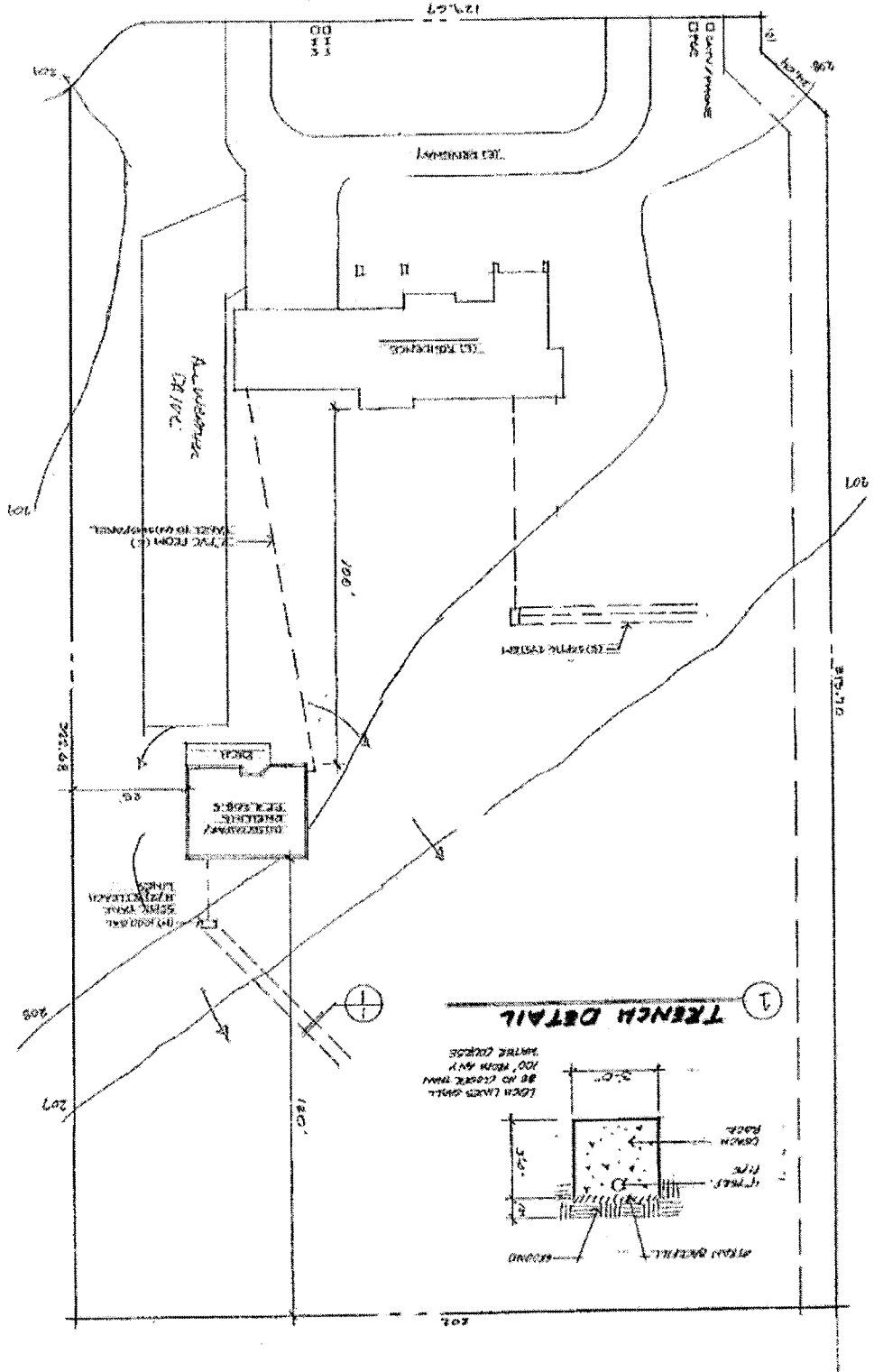
EXHIBIT

Aerial

270 QUARTER HORSE WAY

1" = 30'-0"

SITE PLAN



PROJECT

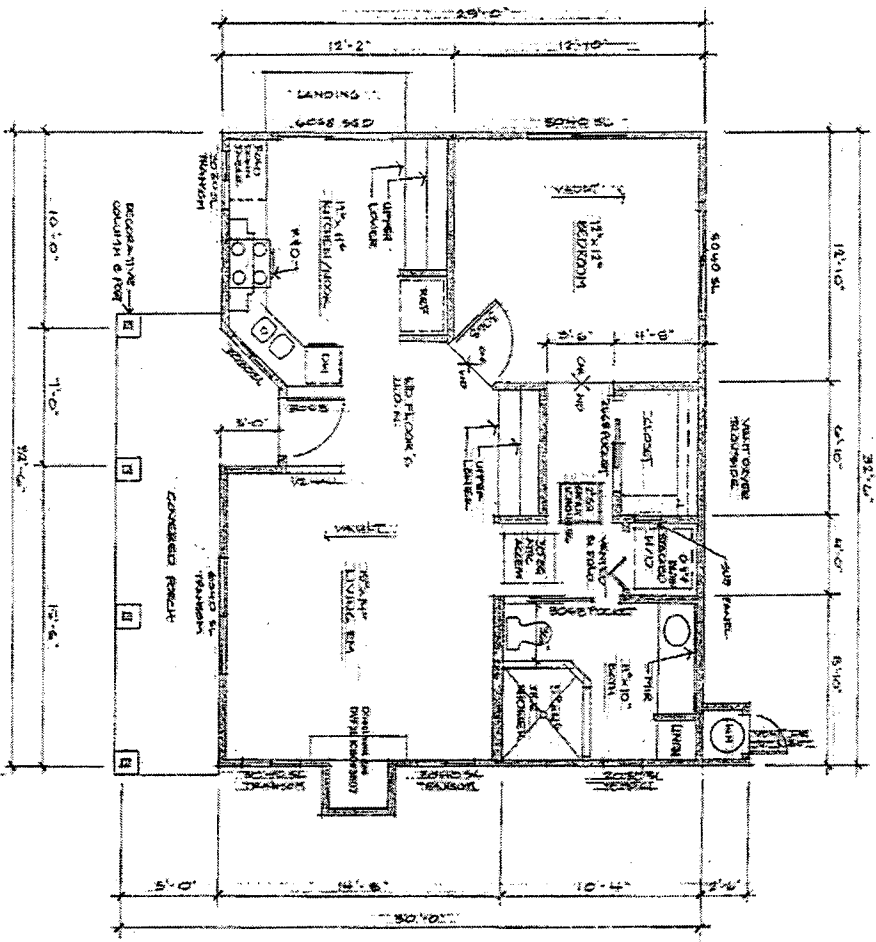
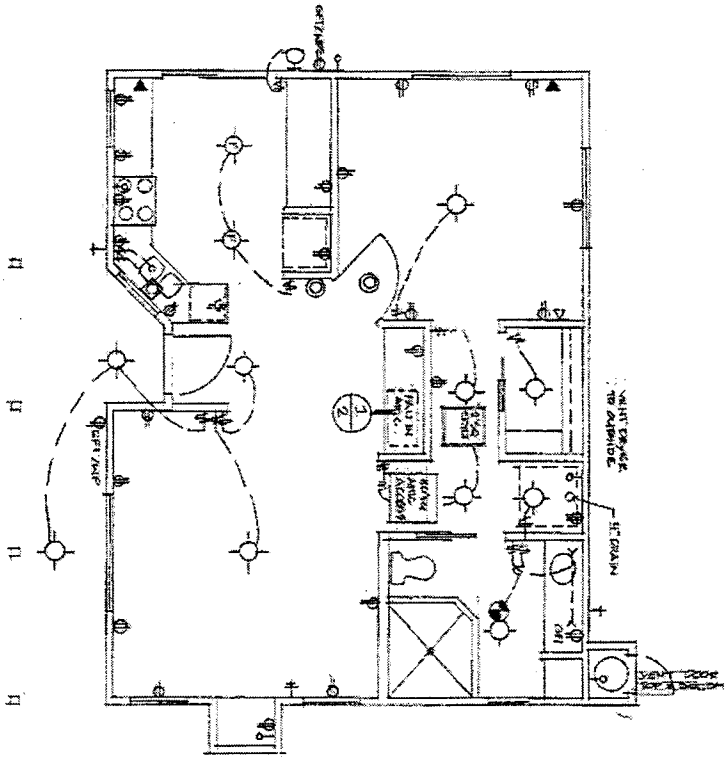
Minor Use Permit

Considine DRC2005-00062



EXHIBIT

Site Plan



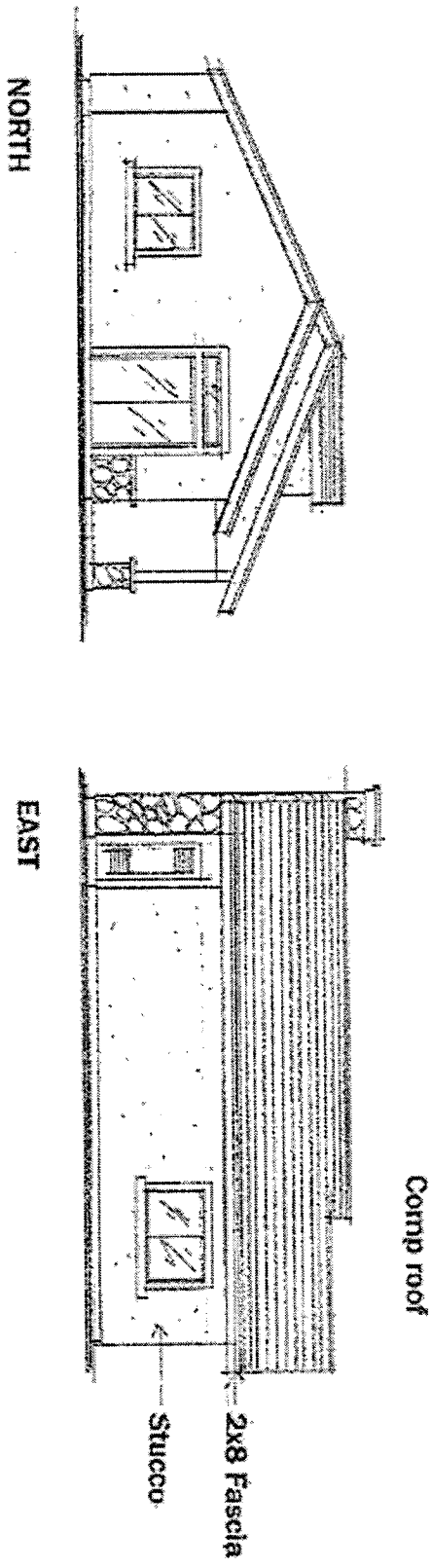
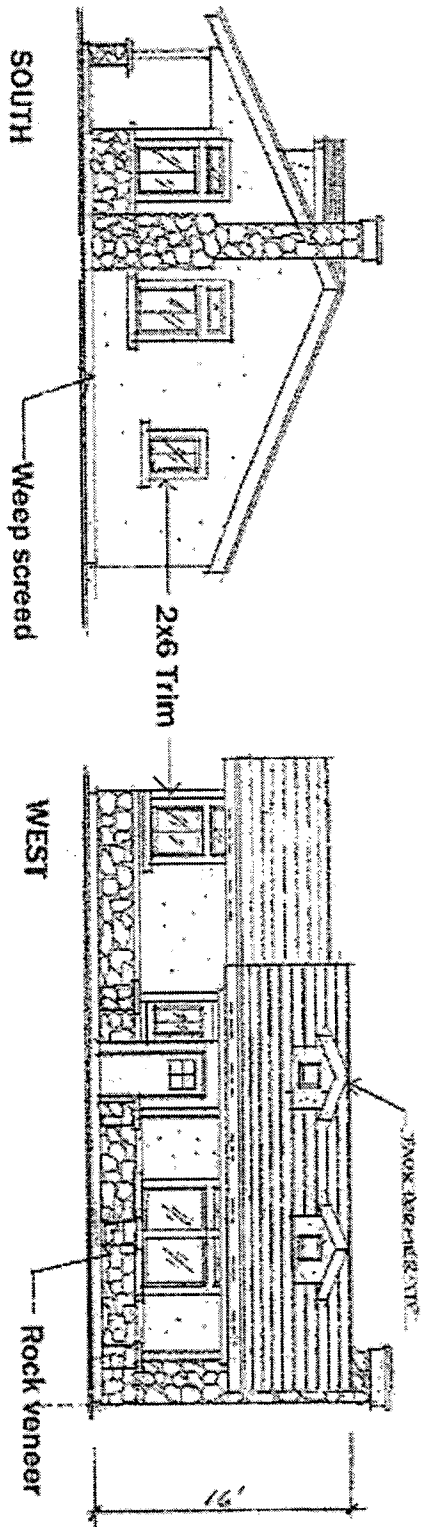
PROJECT

Minor Use Permit
Considine DRC2005-00062



EXHIBIT

Floor Plan



PROJECT

Minor Use Permit
Considine DRC2005-00062

EXHIBIT

Elevation





mc
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 10-5-05

TO: Bldg. Div.

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC 2005-00062 Applicant: Considine
800 sq. ft. secondary dwelling / waiver of min. distance.
Located off Quarterhorse Wy. in Arroyo Grande on
1.5 acres. APN- 075-062-013.
Return this letter with your comments attached no later than: 10-20-05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

10/06/05
Date

Bob Mowery
Name

5709
Phone

COUNTY GOVERNMENT CENTER

SAN LUIS OBISPO

CALIFORNIA 93408

(805) 781-5600

EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

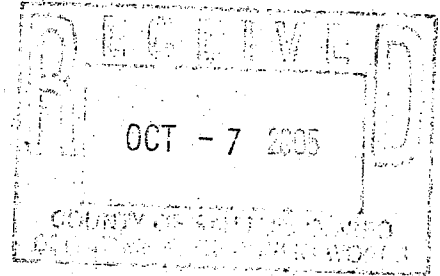
WEBSITE: <http://www.sloplanning.org>



mc
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE: 10-5-05

FROM: PW
TO:

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC 2005-00062 Applicant: Considine
800 sq. ft. secondary dwelling / waiver of min. distance.
Located off Quarterhorse Wy. in Arroyo Grande on
1.5 acres. APN- 075-062-013.
Return this letter with your comments attached no later than: 10-20-05

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

no comment

11-9-05
Date

Tim Tomlinson
Name

5271
Phone

COUNTY GOVERNMENT CENTER

SAN LUIS OBISPO

CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>



ME
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

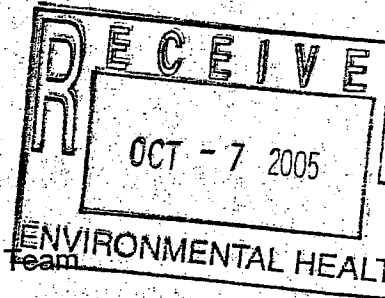
VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 10-5-05

TO: Env. Health

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team



PROJECT DESCRIPTION: File Number: DRC 2005-00062 Applicant: Considine
800 sq. ft. secondary dwelling / waiver of min. distance.
Located off Quarterhorse Wy. in Arroyo Grande on
1.5 acres. APN - 075-062-013.
Return this letter with your comments attached no later than: 10-20-05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No concerns at this time

10/19/05
Date

X. Salo
Name

781-5557
Phone



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 10-5-05

TO: City of A.G.

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC2005-00062 Applicant: Considine
800 sq. ft. secondary dwelling / waiver of min. distance.
Located off Quartershorse Wy. in Arroyo Grande on
1.5 acres. APN - 075-062-013.
Return this letter with your comments attached no later than: 10-20-05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Denial

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

How can RR allow 2du/1.5ac when LVR provides 1du/5ac.
Suburban use of rural area involves water, traffic & service imp.

October 18, 2005
Date

Rob Strong Comm. Dir
Name City of A.G. Phone 4735420

COUNTY GOVERNMENT CENTER

SAN LUIS OBISPO

CALIFORNIA 93408

(805) 781-5600

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WEBSITE: <http://www.sloplanning.org>

ST. LOUIS COUNTY
PLANNING/BUILDING
DEPT
JAN 10 - 2 PM 4:19

Subject: DRC2005-00062 – Considine Minor Use Permit

Dear Mr. Conger:

Thank you for the opportunity to offer our reasons for requesting a distance waiver on the location of a guest house we wish to build on our property.

My husband and I have lived in Hidden Village at 270 Quarter Horse Way, rural Arroyo Grande, for the last 12 years. We are the original owners of the home. We are avid gardeners and naturalists. We have spent many years installing extensive native gardens and water features that enhance the ecology and support a wide variety of birds, frogs, butterflies and many beneficial insects and reptiles. The native gardens are dense, as you can see by the pictures we are sending. We have planted over 100 trees and over 300 shrubs, plants and ground cover. The gardens extend continuously from the front north and south yards into the backyard for about ½ acre back from our residence. We have also custom-built several garden structures in the yard, including a gazebo, a small storage shed and a permanent raised bed vegetable garden. We have a good ½ acre of property beyond the gardens that we have left uncultivated. This is the east end of our property which borders a large cattle grazing ranch with no residential structures and is flanked by a thick grove of Eucalyptus trees offering almost complete privacy.

Recently, we have been faced with moving my Father to live with us. The most ideal situation for all of us is to build my Father a handicapped-accessible, small cottage that would allow him to be independent but still near his family. Our long term use for this project would eventually allow us to move my current home office to the unit. We have no intention of renting this unit and rentals are not allowed in our Hidden Village CC&Rs.

The CC&Rs for our subdivision allow for up to an 800 sq. foot guest house to be built on the property. Additionally we have approval and support from the Hidden Village Architectural Committee which oversees the Association's CC&Rs.

We brought in Bud Kelly, Building Contractor, who originally built our home along with an architect to work up plans and a configuration for a secondary unit that is (1) sensitive to our neighbors, (2) is designed in the same style as the main house (3) is architecturally appealing and (4) that would have the least impact on our established landscaping and wildlife habitats. It seems like a natural fit to build the small cottage on our back ½ acre. The placement would not interfere directly with any neighbors, nor would it have any impact on our street appearance. We felt that

placing a guest house in the front would crowd the property. Since our property is much deeper than it is wide, taking advantage of the space in the back portion seemed to make sense. It is also in a very good position to dig a separate septic tank. Placing the structure beyond the backyard garden border would keep it close to the main house but not visible from the street. It would allow us to build a small house that would have views of open, non-residential property and again, not impact any neighbors with a loss of privacy or a sense of density. Furthermore, placing the structure at the southeast end of our lot allows us to build the home to meet compliancy with an emergency equipment road and fire allowances from the south border of the property *and have the least disruption to our very established gardens.*

We are not sure of all of the reasons for locating a guest house within 50 feet of the main house, however we can see the efficacy of that rule if a lot is small in size and the area is densely populated. Given that we have over 1.5 acres and at least ½ acre of very usable space in the back of our property, we ask for your consideration in locating the guest house further than the 50 foot rule. When a guest house could be located up to 250 feet away from a main house on property that has 2 acres, it seems that our desired location could work very well on our property at 1.56 acres.

Again, we have taken great care to plan a quality-designed cottage that meets both our short term and long term plans for our property, located nicely on a part of the property that offers views of a non-residential ranch and will not impact any of our neighbor's privacy nor take away from the openness of the houses from the street. Moreover, it allows us to minimally impact our mature landscaping and wildlife habitats.

With the knowledge that our plans meet all other County guidelines as well as Hidden Village Association guidelines and the full support of our neighbors, we believe that our singular request for a distance waiver is appropriate and creates the best plan for the conditions on our property.

Thank you for your time and consideration.

Susan and Patrick Considine
270 Quarter Horse Way
Arroyo Grande, CA 93420
Response submitted: November 2, 2005



mc
CDF/San Luis Obispo County
Fire Department

635 N. Santa Rosa • San Luis Obispo • California, 93405

November 22, 2005

County of San Luis Obispo
Department of Planning/Building
County Government Center
San Luis Obispo, CA 93408

Dear South County Team,

MINOR USE PERMIT PLAN

Name: Considine Project Number: DRC2005-00062

The Department has reviewed the minor use permit plans submitted for the proposed secondary residence project located at 270 Quarterhorse Way, Arroyo Grande. The property is located within high fire hazard severity area, and will require a minimum 10-12 minute response time from the nearest County Fire Station.

The owner of the project shall meet the minimum fire and life safety requirements of the California Fire Code (1998 edition) with amendments. This fire safety plan shall remain on the project site until final inspection. The following standards are required:

BUILDING SETBACKS

All parcels one acre and larger shall provide a minimum 30-foot setback from all property lines.

ROOF COVERINGS

All new structures within "high" fire severity zones shall have a minimum of at least a Class 'B' roof covering.

COMMUNITY WATER SYSTEM

- Emergency water supplies shall meet the minimum fire flow requirements as identified in the California Uniform Fire Code, Section 903.1, 903.2, 903.3 and 903.4 as amended, and in Appendix III-A.
- The proposed project shall provide a minimum 1000 gallons of water per minute for 120 minutes.
- The minimum water main size shall not be less than six (6) inches.
- Pressures may not be less than 20 psi, nor more than 150 psi (Appendix IIIA).

WATER SUPPLY CONNECTION

One fire hydrant shall be required.

- Fire hydrants are to be located with a maximum normal spacing of 500 feet as measured along vehicular travel ways.
- The County Fire Department will assist in hydrant placement and approve distribution system when plans are submitted.
- Fire hydrants shall have two, 2½-inch outlets with National Standard Fire thread, and one 4 inch suction outlet with National Standard Fire thread.
- The Chief shall approve other uses not identified.
- Signing: Each hydrant shall be identified by blue reflective dot.
 - (a) On a fire resistive post within 3 feet of fire hydrant.
 - (b) On a non-skid surface, center of roadway, to the fire hydrant side.

ACCESS

Access road width shall be 18 feet.

Driveway width shall be 12 feet.

All road and driveway surfaces shall be all weather.

All surfaces shall be constructed to meet a load capacity of 20 tons.

Any grade exceeding 12% shall be a non-skid surface.

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV.

ADDRESSING

Legible address numbers shall be placed on all residences.
Each residence shall be assigned a separate address.
Legible address numbers shall be located at the driveway entrance.

VEGETATION CLEARANCE

To provide safety and defensible space the following shall be required:
To each side of roads and driveways a 10-foot fuelbreak shall be provided.
Maintain around all structures a 30-foot firebreak.

➤ This does not apply to landscaped areas and plants.

Remove any part of a tree that is within 10 feet of a chimney outlet.
Maintain any tree adjacent to or overhanging any building free of deadwood.
Maintain the roof of any structure free of leaves, needles or other dead vegetative growth.

FINAL INSPECTION

The project will require final inspection. **Please allow five (5) working days for final inspection.** When the safety requirements have been completed, **call Fire Prevention at (805) 543-4244, extension 2220**, to arrange for a final inspection. Currently Southern San Luis Obispo County inspections occur on Tuesdays and North County inspections occur on Thursdays.

Further information may be obtained from our website located at www.cdfslo.org ~ Planning and Engineering section. If we can provide additional information or assistance, please call (805) 543-4244.

Sincerely,



Gilbert R. Portillo

Fire Inspector

C: Mr. Patrick Considine, owner
Mr. Richard Kelly, agent

